

# **ZONING BOARD OF REVIEW**

**APRIL 24, 2007**

## **DOCKET**

### **6 CASES**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall on Tuesday, April 24, 2007 at 5:30 P.M. and 7:30 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:**

**April 24, 2007 at 5:30 P.M.**

**The Board will meet to review the proposed new Providence Comprehensive Plan.**

**7:00 P.M.**

**OYEDELE A. ENIAYEDUN: 71 & 75 Lowell Avenue, Lots 7 & 8 on the Tax Assessor's Plat 108 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 204.2 and 304 in the proposed construction of a 24' x 48' two-family dwelling on lot 7 (75 Lowell**

**Ave.). The existing one-family dwelling on lot 8 (71 Lowell Ave.) will remain unchanged. Both lots each contain approximately 3,938 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a two-family dwelling on lot 7, which further relief is being sought from regulations governing lot area per dwelling units.**

**CIVIC CENTER PARKING ASSOCIATES, LLC, OWNER AND LODGE WORKS, L.P., APPLICANT: 149-157 Washington Street and 132-134 Fountain Street (Property also fronts on Martha Street and Beverly Street has been abandoned), Lots 171 and 174 on the Tax Assessor's Plat 25 located in a Downtown D-1 Zone and the DOWNCITY Overlay District; to be relieved from Section 306.1 in the proposed construction of a new 12-story hotel. The existing structures would be demolished. The proposed use is permitted within this D-1 district. The applicant is requesting a dimensional variance from the height restriction, which is 100 feet; the new construction would have a height of 132 feet. The lots in question total approximately 14,554**

**square feet of land area.**

**MILO MANAGEMENT, LLC, DINO MANAGEMENT, LLC AND JOHN PITOCCO: 2-14 Milo Street, lots 211, 212, 213 & 542 on the Tax Assessor's Plat 115 located in a Residential R-1 One-Family Zone; to be relieved from Sections 204.2 and 304 pursuant to Section 200 in the proposed reconfiguration of the existing 4 lots into 3 lots and the construction of a single-family dwelling on each new lot. One lot would contain approximately 4,267 square feet of land area and each of the remaining lots would contain 4,266 square feet of land. All lots would be provided with approximately 53 feet of frontage. The applicant is requesting a dimensional variance from regulations governing merger of substandard lots of record and lot size, whereby the lot area provisions require that each new lot contain 6,000 square feet of land area and 60 feet of frontage. The lots in question contain a total of approximately 12,800 square feet of land area.**

**ROBERT M. TOMASSO: 151 Pleasant Street, Lot 110 on the Tax Assessor's Plat 8 located in a Residential R-2 Two-Family Zone; to be relieved from Section 304 in the proposed subdivision of lot 110 into 2 new lots. One lot would contain approximately 5,166 square feet of land area and a second lot would contain 5,668 square feet. This proposal meets the lot area requirement, the applicant is requesting a**

**dimensional variance from regulations governing lot width and frontage, whereby 50 feet is required and 45 feet would be provided. The existing lot contains approximately 10,834 square feet of land area.**

**The Board will meet as an Appellate Board concerning the following matter regarding a decision rendered by the Director of the Department of Inspection and Standards:**

**APPEAL FROM THE DECISION OF THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND STANDARDS:**

**Appellant: La Roca Restaurant, LLC**

**Property Owner : Manuel Javier**

**Subject Property: 1150 Elmwood Avenue, also known as the Tax Assessor's Plat 90, Lot 141 located within a Residential R-2 Two-Family Zone**

**The Director has determined that a proposed liquor license for the existing legal nonconforming use (restaurant) located within the R-2 district, would be an intensification of the nonconforming use. The Appellant contends that a limited liquor license is not an extension of use. This appeal is taken pursuant to Section 902.1 of the Zoning Ordinance.**

**2 EUCLID, LLC, OWNER AND CHIPOTLE MEXICAN GRILL, APPLICANT: 2 Euclid Avenue and 257 Thayer Street, Lot 104 on the Tax Assessor's Plat 13 located in a Commercial C-2 Zone; to**

be relieved from Sections 303-use code 57.1, 305 (footnote 10), 406.1 and 703.2 in the proposed construction of a new restaurant without liquor license. The existing structure would be demolished. A restaurant is a permitted use in the C-2 district only when restricted to 2500 square feet of gross floor area. The applicant proposes 3300 sq. ft. of gross floor area and therefore requests a special use permit. Further, the applicant seeks a dimensional variance from Section 305 (footnote 10), which requires that the building lines at street level shall be coincident with the lot line without setback. At the Euclid Avenue frontage the building would be set back 13.8 feet. Section 703.2 governs the parking provisions, which require one parking space for every 4 seats. The new restaurant would have 74 seats, thus requiring 19 parking spaces, the proposed construction allows for no on-site parking. The lot in question contains approximately 2,738 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.  
ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.